

Internal memo no. 912/125/A – Construction division

Date: 07-09-2020

Subject: Guidelines for fixing seepage complaints.

Key words: water proofing, seepage, leakage, crack fill, epoxy, zycosil, silicone.

Several complaints have been received from customers about seepage in the last one month. A standard guideline is being issued for attending to such complaints.

Sl No	Description of seepage	Probable cause	Guideline for correction
1.	Seepage in headroom – roof	Improper water proofing, especially under water tank	Chip and redo water proofing. 2" to 3" gulta to be made.
2.	Seepage in headroom – roof	Slope of flooring to rainwater pipe is incorrect	Chip it and redo water proofing. Rainwater pipe must be at bear slab level.
3.	Headroom – seepage from walls	4" brick layer not made near opening. Rain water spilling from opening instead of a rainwater pipe.	Lay 4" brick layer and water proofing touchup required.
4.	Seepage from terrace	Improper water proofing.	Chip and redo water proofing. Can be restricted to an area of not less than 50 sft.
5.	Seepage from terrace	Slope of flooring to rainwater pipe is incorrect	Chip and redo water proofing. Can be restricted to an area of not less than 50 sft. Rainwater pipe must be at bear slab level.
6.	Seepage from terrace	Mortar is crack or chipped.	Thickness of mortar may be more than 3" – lay a layer of M15 CC using baby chips – redo water proofing. Restrict thickness of mortar to less than 2". OR If thickness of mortar is less than 2 1/2" – chip – redo water proofing. 14 days curing must – with ponding.
7.	Seepage from terrace	Mortar intact. Slope correct	Apply 2 coats of MYK epoxy over the affected area – not less than 15 sft.
8.	Seepage from walls	Crack in walls	Crack filling with Roff crack fill after making grooves with cutting blade of 1/4" width and 1/2" depth. Larger cracks between RCC & brick work – make a groove of 1" x 1" – apply bonding agent – fill with 1:6 mortar + reckron + IWC /plasticizer. Optionally, 2 coats of MYK epoxy can be applied over affected area on the external side.

APPROVED BY
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